

UNINCORPORATED EL DORADO COUNTY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	115,600
Annual Single-Family Units Permitted (1996-98, Avg.):	978
Annual Multi-Family Units Permitted (1996-98, Avg.):	150
Total Annual Residential Units Permitted (1996-98, Avg.):	1,128

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> N 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> Y 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> Y 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> Y 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> Y 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> Y 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> Y 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> N 18. Police Service Fees	-
<input checked="" type="checkbox"/> Y 6. Grading Permit Fees	N	<input type="checkbox"/> N 19. Public Safety Fees	-
<input checked="" type="checkbox"/> Y 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> Y 20. School District Fees	Y
<input checked="" type="checkbox"/> Y 8. Mechanical Permit Fees	Y	<input type="checkbox"/> N 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> Y 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> Y 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> N 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> Y 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> Y 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> N 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> N 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> N 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> Y 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

iv. Use of Mello-Roos in this Jurisdiction:

Fee Types Reduced or Waived:	none
single-family	< 25%
multi-family	not used

v. Nexus Reports

-County Bd. of Sup's Resol'n Nos. 31-98, 32-98, 201-96 (1996) - traffic
 -Planning Dept Fee Study (1998) - all departmental fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: El Dorado Hills
El Dorado Hills Boulevard @ Wilson

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-full street, drainage infrastructure, curbs, gutters, sidewalks, street lights, sound walls, landscaping, undergrounding of utilities, traffic lights & bus stop
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curb, gutter, sidewalk, st. lights
-Common Amenities / Open Space:	-no specific requirements; payment of fees
-Project Management Requirements:	-Conditions of Approval; partic'n in Landscape, Lighting & Maintenance Dist; creation of drainage improvement / maintenance "Zone of Benefit" ⁷
-Typical Reporting:	-geotechnical, traffic, noise, wetlands, environmental resources

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	78.87
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	205,483
Total Valuation per 25 Unit Subdivision Model	5,137,075

vi. Planning Fees:¹

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee - Planning	included in Zone Change below	-
General Plan Amendment Fee - Env't Mgmt	included in Zone Change below	-
General Plan Amendment Fee - DOT	included in Zone Change below	-
Zone Change Application Fee - Planning	flat - includes 20% reduction for multiple applications	2,720
Zone Change Application Fee - Env't Mgmt	flat	124
Zone Change Application Fee - DOT	flat	612
Zone Change Applic'n Fee - Resource Conserv'n	flat	60
Planned Development Fee (major revision)	75% of Planning Fee (GPA and Rezone)	4,410
Tentative Map Fee (Class I / Urban) - Planning	4500 flat + 20/lot	5,000
Tentative Map Fee - Env't Mgmt	flat	990
Tentative Map Fee - DOT	1285 flat + 20/lot + T&M	1,785
Final Map/Subdiv'n Agreement Fee - Planning	flat	1,500
Final Map/Subdiv'n Agreement Fee - DOT	flat + T&M	410
Final Map Fee - County Engr	flat+ T&M	205
Environmental Assessment / Neg Dec Fee	included in primary applications above	-
Subtotal Planning Fees		17,816

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit / Plan Check Fee (combined)	.008 x bldg valuation	1643.86
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	20.55
Improvement Plan Check - County Engr	425 flat + 34/lot + 1 hr/lot estimated @ 90/hr	3,525
Improvement Agreement - County Engr	flat + T&M	205
Improvements Inspection - County Engr	5% + 2.5% + 1% of val'n + T&M ²	15,000
Utility Inspection Fee	flat per unit	205
Resource Conservation Dept Plan Review	schedule based on lot count	123
Resource Conservation Dept Final Certif'n	schedule based on lot count	63

CA Dept of Forestry Fire Safe Inspection Fee	flat per unit	137	3,425
Grading Agreement	flat + T&M		205
Grading Plan Check Fee	included in improvement plan check		-
Grading Permit	flat		616
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-

Subtotal Plan Check, Permit & Inspection Fees			69,898
----------------------------------------------------------	--	--	---------------

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District - Buckeye (mitigation based) ⁴	flat per unit	8,541	213,525
El Dorado Hills CSD (park facilities)	flat per unit	1,772	44,300
EDH CSD Landscape Maint Dist Formation	flat per project ³		1,500
El Dorado Hills Fire District Fee	flat per unit	900	22,500
El Dorado Hills Local Traffic Impact Fee	flat per unit	4,637	115,925
EDH State Tax Imposed Mit'n - regional traffic	flat per unit	1,619	40,475
El Dorado Irrig'n Dist - Sewer Connection Fee	flat per unit	5,808	145,200
El Dorado Irrig'n Dist - Sewer Inspection Fee	flat per unit	20	500
El Dorado Irrig'n Dist - Water Connection Fee	flat per unit	6,613	165,325
El Dorado Irrig'n Dist - Meter Charge	per meter	300	7,500
County - Park Land Dedication In-Lieu Fee	formula based on land val'n ⁵		24,750
County - Ecological Preserve In-Lieu Fee	flat per unit	885	22,125
Subtotal Infrastructure, Impact & District Fees			803,625

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	891,339
Total Fees per Unit (total from above / 25 units)	35,654

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Cameron Park Cambridge Road @ Country Club Drive
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-none required
-Typical Reporting	-none required

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	78.87
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Model	205,483

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
none			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit / Plan Check Fee (combined)	.008 x bldg valuation	1643.86	1,644
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	20.55	21
Improvement Plan Check - County Engr	425 flat + 34/lot + 2 hrs estimated @ 90/hr		629
Utility Inspection Fee	flat per unit	205	205
Resource Conservation Dept Plan Review	schedule based on lot count		75
Resource Conservation Dept Final Certif'n	schedule based on lot count		30
CA Dept of Forestry Fire Safe Inspection Fee	flat per unit	137	137
Grading Agreement	flat + T&M		205
Grading Permit	flat		616
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Subtotal Plan Check, Permit & Inspection Fees			3,562

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District - Buckeye	1.93 / sf	4,825	4,825
El Dorado Irrig'n Dist - Sewer Connection Fee	flat per unit	6,656	6,656
El Dorado Irrig'n Dist - Sewer Inspection Fee	flat per unit	20	20
El Dorado Irrig'n Dist - Water Connection Fee	flat per unit	5,159	5,159
El Dorado Irrig'n Dist - Meter Charge	per meter	300	300
Cameron Park Community Service District	flat per unit	957	957
Cameron Park Fire District Fee	flat per unit	873	873
Cameron Park Local Traffic Impact Fee	flat per unit	3,871	3,871
Cameron Park State Tax Imposed Mitigation	flat per unit	2,808	2,808
County - Ecological Preserve In-Lieu Fee	flat per unit	885	885
Subtotal Infrastructure, Impact & District Fees			26,354

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	29,916
----------------------------------------------------------------------------------	---------------

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	El Dorado Hills El Dorado Hills Boulevard @ Wilson
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-full street, drainage infrastructure, curbs, gutters, sidewalks, street lights, sound walls, landscaping, undergrounding of utilities, traffic lights & bus stop
-Internal Site Improvements:	-no dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, st. lights, landscaping
-Common Amenities / Open Space:	-30% landscaped open space req't; tot lot; turf space; hardcourt recreation areas; picnic table and BBQ area; payment of fees
-Project Management Requirements:	-Conditions of Approval; maintenance agreement for off-site improvements
-Typical Reporting:	-geotechnical, traffic, noise, wetlands, environmental resources

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	69.94
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	74,094
Total Valuation per 45 Unit Multi-Family Development Model	3,334,230

vi. Planning Fees:¹

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee - Planning	included in Zone Change below		-
General Plan Amendment Fee - Env't Mgmt	included in Zone Change below		-
General Plan Amendment Fee - DOT	included in Zone Change below		-
Zone Change Application Fee - Planning	flat		3,400
Zone Change Application Fee - Env't Mgmt	flat		124
Zone Change Application Fee - DOT	flat		612
Zone Change Applic'n Fee - Resource Conserv'n	flat		60
Planned Dev't Fee w/ Zone Change - Planning	flat		1,800
Planned Dev't Fee w/ Zone Change - DOT	flat		274
Landscape Review Fee	flat		100
Environmental Assessment / Neg Dec Fee	included in primary applications above		-
Subtotal Planning Fees			6,370

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit / Plan Check Fee (combined)	.008 x bldg valuation	592.75	26,674
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.41	333
Improvement Plan Check - County Engr	1% of val'n + 15hrs estimated @ 90/hr		6,350
Improvement Agreement - County Engr	flat + T&M		205
Improvements Inspection - County Engr	5% + 2.5% + 1% of val'n + T&M ²		15,000
Utility Inspection Fee	flat per unit	205	9,225
Resource Conservation Dept Plan Review	schedule based on lot count		133
Resource Conservation Dept Final Certif'n	schedule based on lot count		73
CA Dept of Forestry Fire Safe Inspection Fee	flat per unit	137	6,165
Grading Agreement	flat + T&M		205
Grading Plan Check Fee	included in improvement plan check		-
Grading Permit	flat		616
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Subtotal Plan Check, Permit & Inspection Fees			64,979

viii. Infrastructure, Impact & District Fees

	Type / Fee Calculation	Per Unit	Fee Amount
School District - Buckeye (mitigation based) ⁴	flat per unit	3,382	152,190
El Dorado Irrig'n Dist - Sewer Connection Fee	flat per unit	4,356	196,020
El Dorado Irrig'n Dist - Sewer Inspection Fee	flat per unit	20	900
El Dorado Irrig'n Dist - Water Connection Fee	flat per unit	4,960	223,200
El Dorado Irrig'n Dist - Meter Charge	per meter	300	13,500
El Dorado Hills CSD (park facilities)	flat per unit	1,772	79,740
EDH CSD Landscape Maint Dist Formation	flat per project ³		1,500
El Dorado Hills Fire District Fee ⁶	.25 / sf (sprinklered)	350 (includes garage)	15,750
El Dorado Hills Local Traffic Impact Fee	flat per unit	3,249	146,205
EDH State Tax Imposed Mit'n - regional traffic	flat per unit	1,137	51,165
County - Park Land Dedication In-Lieu Fee	formula based on land val'n ⁵		44,550
County - Ecological Preserve In-Lieu Fee	flat per unit	664	29,880
Subtotal Infrastructure, Impact & District Fees			954,600

ix. Totals

Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)	1,025,949
Total Fees per Unit (total from above / 45 units)	22,799

Notes: ¹Planning Fees in El Dorado County are charged and distributed departmentally. For this reason, the following fees may appear to be redundant, but in fact are listed according to departmental apportionment. Key departments drawing from typical planning fees are: the Planning Department, the Environmental Management Department, the Department of Transportation (DOT), and the Resource Conservation District. Most fees listed herein are typical deposits, and may be exceeded once case specific Time and Materials (T&M) costs are included.

²Improvements inspection fee is based on various percentages of improvements valuation: 5% of the first 100,000 + 2.5% of the next 899,999 + 1% of the remaining amount + any additional Time & Materials incurred through the inspection. No T&M has been included herein.

³El Dorado Hills Community Service District requires larger projects to form their own Landscape, Lighting and Maintenance District, or annex onto an existing district. An Engineer's Report is also required for description and detailing of common space areas within each district. This report may cost the developer several thousand more dollars.

⁴Buckeye School District assesses projects according to size. Larger projects with greater expected impacts are subject to mitigation based fees. Smaller projects according to the square footage assessment.

⁵Quimby Fees are calculated by a formula based on land valuation w/ the following assumptions: 3.3 residents per dwelling unit, 5 acres required per 1000 residents, land valuation @ 60,000 per acre. This valuation estimate is based on data from the County Assessor's office, from similar parcels in the area. Park Land Dedication In-Lieu Fees in El Dorado County are paid for both subdivisions & larger multi-family developments. The Park Land Dedication In-Lieu Fee calculation formula is:

$$\left[5 \text{ acres} \times \frac{(\text{Units} \times 3.3 \text{ persons per unit})}{1000 \text{ persons per acre}} \right] \times \$60,000 \text{ per acre}$$

⁶Processed according to the commercial rate for the county or district.

⁷A "Zone of Benefit" is typically required to be formed as a Condition of Approval for projects requiring a tentative map. This "zone," or special district, is created to fund maintenance or drainage facilities -- and could fund other public improvements associated with the project, such as wetlands, open space and roads maintenance.